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JFey पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

GRN: 19-201617-002153149-2

C 822264

C 822264

S-D-5000

*Datan Lal Agarwal alias Chand Prasad Agarwal*

*Rajendra Prasad Agarwal Alias Jawala Prasad Agarwal*

case no 1271

QUERY NO.: 02050001229695/2016

DEED OF SALE OF Rs. 3,51,27,000/-

ASSESSED MARKET VALUE AT Rs. 3,51,27,000/-

THIS DEED OF SALE is made on this the 06<sup>th</sup> day  
of September 2016 BY :

*Condition that the Document is admitted to registration. The notary should verify the document and its part of this document.*

Contd...P/2

*Handwritten initials*

*Signature of Notary*

*Notary, District Sub Registrar  
Assesed Dist. Muzaffar*

07 SEP 2016



क्रमिक नं : १४ <sup>0008</sup> 02 02 2026  
 मूल्य : ८०००००  
 केन्द्र नाम व वासस्थान : श्री श्री विश्व विद्या विद्यापीठ एम.एन. सि  
 केन्द्र : १०२  
 ए. डि. एस. कार्यालय, आसमल  
 महिसैल नं २/७१



20 06 2026 तारिखे आसमल केन्द्री इहेत थरिन।

Ratan - Lal Agarwala,  
 alias  
 Chandni Prasad  
 Agarwala.



1968

Ratan - Lal Agarwala  
 alias  
 Chandni Prasad  
 Agarwala.



1968 (1969)

Rajendra Prasad Agarwala alias  
 Sawala Prasad Agarwala



Add. District Officer  
 Asansol Dist. Burdwan

06 SEP 2016

Sandeep Agarwala

Ratan Lal  
Agarwala  
alias  
Chandi Prasad  
Agarwala

Rajendra Prasad  
Agarwala Alias  
Jawala Prasad  
Agarwala  
:- 2 :-

**SRI RATAN LAL AGARWALA alias SRI CHANDI PRASAD AGARWALLA (PAN : ADAPA1601J)**, son of Late Banwarilal Agarwala, by faith Hindu, by occupation business, Citizenship Indian, presently residing at 152, B. K. Paul Avenue, Kolkata-700005, PS: Jorabagan, West Bengal and permanent resident of Chowk Bazar, Post: Barakar, P.S. Kulti, Dist. Burdwan, Pin.713324, West Bengal hereinafter called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the **ONE PART** ;

**AND**

**SHREE BRIJ BIHARI REALTORS LLP (PAN: ADBFS8964K) (LLP Identification No AAG-5456)**, a LLP registered under Limited liability partnership Act 2008 having its office at Subhaspally, Main Road, Near Burnpur Bus Stand, Post: Burnpur, PS: Hirapur, Dist. Burdwan, Pin -713325 (WB) and Represented by its Designated partners :-

1. **SRI DHANESH SHARMA (DPIN 02335828)** son of Sri Rajendra Prasad Sharma, by faith Hindu, citizenship Indian, resident of Rangamatia East, Post: Rupnarayanpur Bazar, Pin-713364, PS: Salanpur, Dist. Burdwan, West Bengal,
2. **SRI VINAY KUMAR SHARMA (DPIN 01870101)**, son of Sri Ram Chandra Sharma, by faith Hindu, citizenship Indian, resident of Silicate Factory Road, Ashirbad Bhawan, Durga Mandir, Post: Asansol-713303, PS: Asansol (South), Dist. Burdwan, West Bengal,
3. **SRI DEBARSHI DUTTA(DPIN 00670809)** son of Late Nityananda Dutta, by faith Hindu, citizenship Indian, resident of Subhaspally, Post: Burnpur, Pin-713325, P.S. Hirapur, Dist. Burdwan, West Bengal.



Natan Lal  
Agarwala  
alias

Chandi Prasad  
Agarwala

Rajendra Prasad  
Agarwala alias  
Jawala Prasad  
Agarwala

-: 3 :-

4. **SRI PARTHA PRATIM DUTTA (DPIN 00670810)**, son of Late Nityananda Dutta, by faith Hindu, citizenship Indian, resident of Subhaspally, Post: Burnpur-713325, P.S. Hirapur, Dist. Burdwan, West Bengal hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives and assigns) of the **OTHER PART** ;

**AND**

**SRI RAJENDRA PRASAD AGARWALLA** alias **JAWALA PRASAD AGARWALLA**, (PAN: ACFPA7835A) son of Late Banwarilal Agarwala, by faith Hindu, by occupation business, Citizenship Indian, previously residing at Chowk Bazar, Post: Barakar-713324, P.S. Kulti, Dist. Burdwan, West Bengal and presently residing at Shristinagar, Triveni, Block A, Flat No C & D, 8th Floor, Vivekananda Sarani, Post: R. K. Mission Road, Asansol-713305, PS: Asansol (North), Dist: Burdwan (WB) hereinafter called the '**CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the **THIRD PART** ;

**WHEREAS** by an indenture of lease dated 07.08.1940 being deed No. 2757 for the year 1940 of Asansol Sub-Registry Office executed by the official trustee of Bengal one Sardar Bahadur Gopal Singh Chowdhury took permanent lease of C.S. Plot No. 378 under C.S. Khatian No. 14 measuring 1.32½ acres of land of Mouza Kumarpur, P.S. Asansol, Dist. Burdwan;

**AND WHEREAS** aforesaid Sardar Bahadur Gopal Singh Chowdhury by a registered sale deed dated 21.12.1940 being deed No.3553 for the year 1940 of Asansol Sub-Registry Office executed by one Suchand Mondal purchased the land measuring 0.33 acres of said C.S. Plot No. 378 of the said Mouza on payment of valuable consideration;

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~~Ratan Lal~~  
~~Agarwala~~  
~~alica~~  
~~Chand Prasad~~  
~~Agarwala~~

∴ 4 ∴  
Rajendra Prasad  
Agarwala  
Alicor  
Jawala Prasad  
Agarwala

**AND WHEREAS** by virtue of the said lease deed as well as the sale deed aforesaid Sardar Bahadur Gopal Singh Chowdhury became absolute owner-in-possession of the said lands which he subsequently gifted to his wife named Mrs. Kartar Kaur Chowdhurani by a registered deed of gift dated 09.09.1946 being deed No.2215 for the year 1946 of Asansol Sub-Registry Office and simultaneously delivered peaceful khas possession of the said lands to the said donee i.e. Mrs. Kartar Kaur Chowdhurani who thereby became absolute and exclusive owner-in-possession of the said lands having indefeasible right, title and interest thereof;

**AND WHEREAS** while owning and possessing the said land aforesaid Mrs. Kartar Kaur Chowdhurani sold, conveyed and transferred the said lands by a registered deed of sale being Deed No. 119 dated 12.01.1954 of Asansol Sub-Registry office unto and in favour of Onkarmal Agarwala, son of Late Gopal Rai Agarwala on receipt of valuable consideration mentioned in the said sale deed and at the sametime delivered peaceful khas possession of the said lands to the purchaser of the said deed i.e. aforesaid Onkarmal Agarwala;

**AND WHEREAS** during preparation of R.S. Record of Right the said lands so purchased by aforesaid Onkarmal Agarwala had been duly and correctly recorded in the name of said Onkarmal Agarwala as R.S. Bata Plot No. 340/378 in two separate R.S. Khatian being No. 201 measuring an area of 90 (Ninety) satak and R.S. Khatian No. 202 measuring an area of 33 (Thirty three) satak as 'Bastu' Land;

**AND WHEREAS** various other properties including the above mentioned land were the joint and undivided property of a HUF consisting of aforesaid Onkarmal Agarwala, his son and grand-sons, Bhuramal Agarwala his sons and grand-sons and Banwari Agarwala and his sons i.e. the first party and the confirming party .



Banwarilal  
Agarwala  
alias  
Chandi Prasad  
Agarwala

5  
Rajendra Prasad  
Agarwala Alias  
Jawala Prasad  
Agarwala

**AND WHEREAS** by virtue of an Indenture of partition executed on 11.12.1963 by the aforementioned persons/co-owners and duly registered at the office of Registrar of Assurance Calcutta, being deed No. 2285 for the year 1964 aforesaid Banwarilal Agarwala and his two sons i.e. the vendor and the confirming party were allotted the R.S. Plot No. 340/378 along with the then structures measuring land area 1.23 (One point two three) acres as fully mentioned and described in Item No. 1 of the said partition deed;

**AND WHEREAS** while owning and possessing the said allotted property aforesaid Banwarilal Agarwala died leaving his said two sons i.e. the vendor and the Confirming party herein who jointly inherited the share of their father and thereby they become joint owners of the said property in equal  $\frac{1}{2}$  (half) shares each and accordingly the said property have been duly recorded in two separate finally published L.R. Khatian being L.R. Khatian No. 619 and 620 of Mouza Kumarpur respectively;

**AND WHEREAS** the vendor and the confirming party for their mutual convenience amicably partitioned the said property by virtue of which specific demarcated portion of the said property was allotted in the share of the vendor as well as in the share of the confirming party;

**AND WHEREAS** after such amicable partition the vendor out of his said demarcated property had sold out a portion to a purchaser by a registered sale deed and similarly the confirming party had also sold out part of his demarcated property to another persons by registered sale deed and both the vendor and the confirming party confirmed such sale by admitting the said amicable partition;

**AND WHEREAS** at present the vendor is in absolute ownership and possession of 45 (forty five) satak of land equivalent to 19577 sq ft with old and dilapidated structure and the said property stood recorded in the name of the vendor in the Assessment Register of Asansol Municipal Corporation being Holding No.378/52, Kumarpur, Ward No.1(old), 53 (new), House No.0011914;



Rabam Lal  
Agarwala  
alias  
Chaydi Prasad  
Agarwala.

Rajendra Prasad  
Agarwala Alias  
Sawla Prasad  
Agarwala  
:-6:-

**AND WHEREAS** it is mentioned here that the vendor has left 7(seven) feet wide land on the northern side running east to west for road out of his said 45 (forty five) satak of land. Therefore the remaining land measuring 26 (twenty six) cottahs 01 (one) chhitak equivalent to 18765 (eighteen thousand seven hundred sixty five) sft. of land is being sold by the vendor which is more fully mentioned in the schedule below.

**AND WHEREAS** the schedule mentioned property is free from all encumbrances, charges, and/or mortgages;

**AND WHEREAS** the confirming party by executing this deed doth hereby admit, declare and confirm the lawful and absolute right, title, interest and possession of the vendor who acquired the same by way of amicable partition made with the confirming party and further declare that the vendor has every right and authority to deal with and dispose of the schedule mentioned property being absolute owner thereof to the intending purchaser named at the outset;

**AND WHEREAS** the Confirming Party further declare that the schedule mentioned property has been rightly and correctly assessed in the name of the vendor in the Assessment Register of Asansol Municipal Corporation being Holding No.378/52, Kumarpur, Ward No.1(old) 53(new). The entries of the schedule mentioned land in the name of the vendor in the L. R. Khatian No. 619 of mouza Kumarpur is also totally correct.

**AND WHEREAS** the vendor being in urgent need of money to meet his legal requirement and expenses declared and expressed his intention to sell and transfer his said schedule mentioned property and the purchaser having come to know of such intention and declaration of the vendor proposed and offered to purchase the schedule mentioned property and hereinafter called the schedule mentioned property at a total consideration of Rs. 3,51,27,000/- (Rupees three core fifty one lacs twenty seven thousand) only.



**AND WHEREAS** the vendor considering the said price as settled to be fair, proper reasonable and highest according to market value prevailing in and around the locality agreed to sell convey and transfer the property more fully mentioned in the schedule below unto and in favour of the purchaser at the said price of Rs. 3,51,27, 000/- (Rupees three core fifty one lacs twenty seven thousand) only on the terms mentioned herein below.

**AND WHEREAS** it is mentioned here that the persons representing the purchaser namely SHREE BRIJ B!HARI REALTORS LLP are the designated partners of the purchaser firm and they are authorised by all the partners of purchaser firm to deal with the said purchase transaction of property on behalf of the purchaser firm.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

That in pursuance of the said agreement between the vendor and the purchaser and in consideration of the payment of a sum of Rs. 3,51,27, 000/- (Rupees three core fifty one lacs twenty seven thousand only) only paid by the purchaser unto the vendor as per Memo of Consideration written at the foot of this deed (the receipt whereof the vendor does hereby admit, accept and acknowledge) as total price of the said land and property, the vendor doth hereby grant, convey, sell and transfer unto and to the use of the said purchaser all that land with building which is more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement and appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said vendor for himself his heirs and successors doth hereby declare and covenant with the said purchaser that the vendor has good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or

Contd....P/8

Ratan Lal Agarwala  
alias  
Chand Prasad Agarwala

Rajendra Prasad Agarwala  
alias  
Jawala Prasad Agarwala

10/11/20



Nabam-fal  
Agarwala  
alips  
Chandhi Prasad  
Agarwala

Rajendra Prasad  
Agarwala Alias  
Jawala Prasad  
Agarwala

-: 8 :-

otherwise well and sufficiently entitled to the said property and that the vendor has not in any way encumbered the said property intended to be conveyed by this deed of sale **AND THAT** the said purchaser including all its successors-in-office, legal representatives and assigns shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owners thereof with right to effect all additions, alterations, building and rebuilding in accordance with sanctioned building plan without any interruptions, obstructions, claim and/or demand whatsoever from or by the vendor or any person/persons lawfully/equitably claiming under or in trust for him **AND THAT** the said vendor shall and will for all times to come at the cost and request of the said purchaser do or execute or cause to be done or executed all such acts, deeds and or things for further or more perfectly assuring the title of the purchaser relating to the said property or part thereof **AND THAT** the vendor doth hereby further declare and covenant with the said purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the vendor has no valid perfect and marketable title to the said property as herein before stated by the vendor in that event the vendor including all his legal heirs and successors will be bound to pay back the entire consideration amount to the purchaser.

It is hereby further declared by the vendor that the purchaser by virtue of this deed of sale will be competent and entitled to get its name mutated in the records of S.D.L. & L.R.O. Extn. Part-1, Asansol under the state of West Bengal as well as in the records of Asansol Municipal Corporation and the vendor undertakes to render all such help and assistance as will be found essential in this regard.

Contd....P/9



Ratan Lal  
Agarwala  
alias  
Chandi Basak  
Agarwala

Rajendra Prasad  
Agarwala alias  
Sawda Prasad  
Agarwala  
-: 9 :-

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

In the District of Burdwan, P.S. Asansol, Chowki & Addl. Dist. Sub-Registry office Asansol, within Mouza Kumarpur, J.L. No. 19 under the limits of Asansol Municipal Corporation Ward No. 53 (New) 1(Old) all that 'Bastu' class of land measuring 26 (twenty six) cottahs 01 (one) chhitak equivalent to 18765 Sq. Feet (eighteen thousand seven hundred sixty five) comprised in and being part of R.S. & L.R. Plot No. 340/378 (three hundred forty bata three hundred seventy eight ), L.R. Khatian No. 619 (six hundred nineteen) corresponding to R.S.Khatian No.201 and 202 including a one storied 50 years old and dilapidated pucca building standing thereon measuring covered area 1000 (one thousand) sft. with all fittings, fixtures, electrical fittings, connection etc. with pucca boundary wall in all sides surrounding the said lands with an Iron fitting gate with all easement rights hereby sold by the vendor to the purchaser.

The property hereby sold is included in Holding No.378/52, Kumarpur, ward No.1(old), 53 (new), House No.0011914 of Asansol Municipal Corporation.

The property hereby sold is more specifically delineated in a sketch map hereto annexed and thereon shown in **RED** border which shall form part of this deed.

The property hereby sold is butted and bounded by;

On the North; by the 23'feet wide road which includes 7'feet wide road left by the vendor.

On the South; by the property of Mr Chowdhury in R. S. Plot No.503.

On the East; by the property of M/s. Bluesky Dealtrade Pvt Ltd in R. S. Plot No.340/378 purchased from the confirming party.

On the West; by the land in R. S. Plot No.502.

Contd....P/10



Katan - Lal  
A Agarwala

alias

Chandhi Prasad  
Agarwala

Rajendra Prasad  
Agarwalle Alias  
Jawala Prasad  
Agarwalle

: 10 :

**MEMO OF PAYMENT CONSIDERATION**

- (1) **Rs. 17,50,000/-** (Rupees Seventeen Lacs Fifty thousand only) paid by Cheque No 475671 dtd 13.05.2016 drawn on Axis Bank, Asansol Branch
- (2) **Rs. 7,50,000/-** (Rupees seven lacs fifty thousand only) paid by RTGS on 13.05.2016 through HDFC Bank, Asansol Branch
- (3) **Rs. 10,00,000/-** (Rupees ten lacs only) paid by RTGS on 13.05.2016 through HDFC Bank, Asansol Branch
- (4) **Rs. 8,00,000/-** (Rupees eight lacs only) paid by Ch. No 618443 & **Rs. 7,50,000/-** (Rupees seven lacs fifty thousand only) paid by Ch. No 618444 both dtd 08.06.2015 drawn on SBI, Burnpur Branch
- (5) **Rs. 7,00,000/-** (Rupees seven lacs only) paid by Ch. No 189707 & **Rs. 6,00,000/-** (Rupees six lacs only) paid by Ch. No 189708 both dtd 08.06.2016 drawn on SBI, Burnpur Branch
- (6) **Rs. 12,00,000/-** (Rupees twelve lacs only) paid by Cheque No 000102 dtd 01.06.2016 drawn on HDFC Bank, Asansol Branch
- (7) **Rs. 3,00,000/-** (Rupees three lacs only) paid by Cheque No 000007 dtd 08.05.2016 drawn on HDFC Bank, Asansol Branch
- (8) **Rs. 4,00,000/-** (Rupees four lacs only) paid by Cheque No 000067 dtd 01.06.2016 drawn on HDFC Bank, Asansol Branch
- (9) **Rs. 6,50,000/-** (Rupees six lacs fifty thousand only) paid by Cheque No 000093 dtd 01.06.2016 drawn on HDFC Bank, Asansol Branch
- (10) **Rs. 3,00,000/-** (Rupees three lacs only) paid by Cheque No 706750 dtd 01.05.2016 drawn on ICICI Bank, Asansol Branch





Adarsh Lal  
Agarwala  
alias  
Chandi Prasad  
Agarwala.

Rajendra Prasad  
Agarwala Alias  
Jawala Prasad  
Agarwala  
:- 11 :-

- (11) **Rs. 8,00,000/-** (Rupees eight lacs only) paid by cheque No 605658 dtd 08.06.2016 drawn on Syndicate Bank, Asansol Branch
- (12) **Rs. 40,00,000/-** (Rupees forty lacs only) paid by Cheque No 000681 dtd 30.07.2016 drawn on ICICI Bank, Asansol Branch
- (13) **Rs. 10,00,000/-** (Rupees ten lacs only) paid by Cheque No 000682 dtd 30.07.2016 drawn on ICICI Bank, Asansol Branch
- (14) **Rs. 50,00,000/-** (Rupees fifty lacs only) paid by Cheque No 000683 dtd 31.08.2016 drawn on ICICI Bank, Asansol Branch
- (15) **Rs. 50,00,000/-** (Rupees fifty lacs only) paid by Cheque No 000684 dtd 31.08.2016 drawn on ICICI Bank, Asansol Branch
- (16) **Rs. 50,00,000/-** (Rupees fifty lacs only) paid by Cheque No 000685 dtd 31.08.2016 drawn on ICICI Bank, Asansol Branch
- (17) **Rs. 46,48,730/-** (Rupees forty six lacs forty eight thousand seven hundred thirty only) paid by Cheque No 000686 dtd 31.08.2016 drawn on ICICI Bank, Asansol Branch
- (18) **Rs. 1,27,000/-** (Rupees one lac twenty seven thousand only) paid by Cheque No 000687 dtd 31.08.2016 drawn on ICICI Bank, Asansol Branch
- (19) **Rs. 3,51,270/-** (Rupees three lacs fifty one thousand two hundred seventy only) TDS deducted @1% on total consideration Rs. 3,51,27,000/- as per provisions of Income Tax Act, 1961.

**Total purchase consideration paid Rs. 3,51,27,000/- (Rupees three hundred fifty one lacs twenty seven thousand only)**

-:12 :-

**IN WITNESS WHEREOF** the vendor and the confirming party named above sign and execute this Deed of Sale on the day, month and year first above written.

**WITNESSES :-**

1. Sandeep Agarwala  
Son of Mr. Ratan Lal Agarwala  
152 B.K. Paul Avenue  
Kolkata - 5  
P.S. Tarabagan

2. Naval Kishore Agarwal  
S/o Ratan Lal Agarwal  
N.S. Road  
Alansol - 713301  
Dist: Burdwan (W.B.)

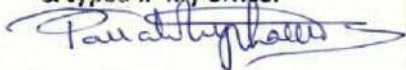
Ratan Lal Agarwala  
alias  
Chandi Prasad  
Agarwala.

**SIGNATURE OF THE VENDOR**

Rajendra Prasad Agarwala alias  
Jawala Prasad Agarwala

**SIGNATURE OF THE CONFIRMING PARTY**

Drafted & Prepared by me  
As per instruction of the parties  
& read over explained by me to  
Them in vernacular language by me  
& typed in my office.



**ADVOCATE**

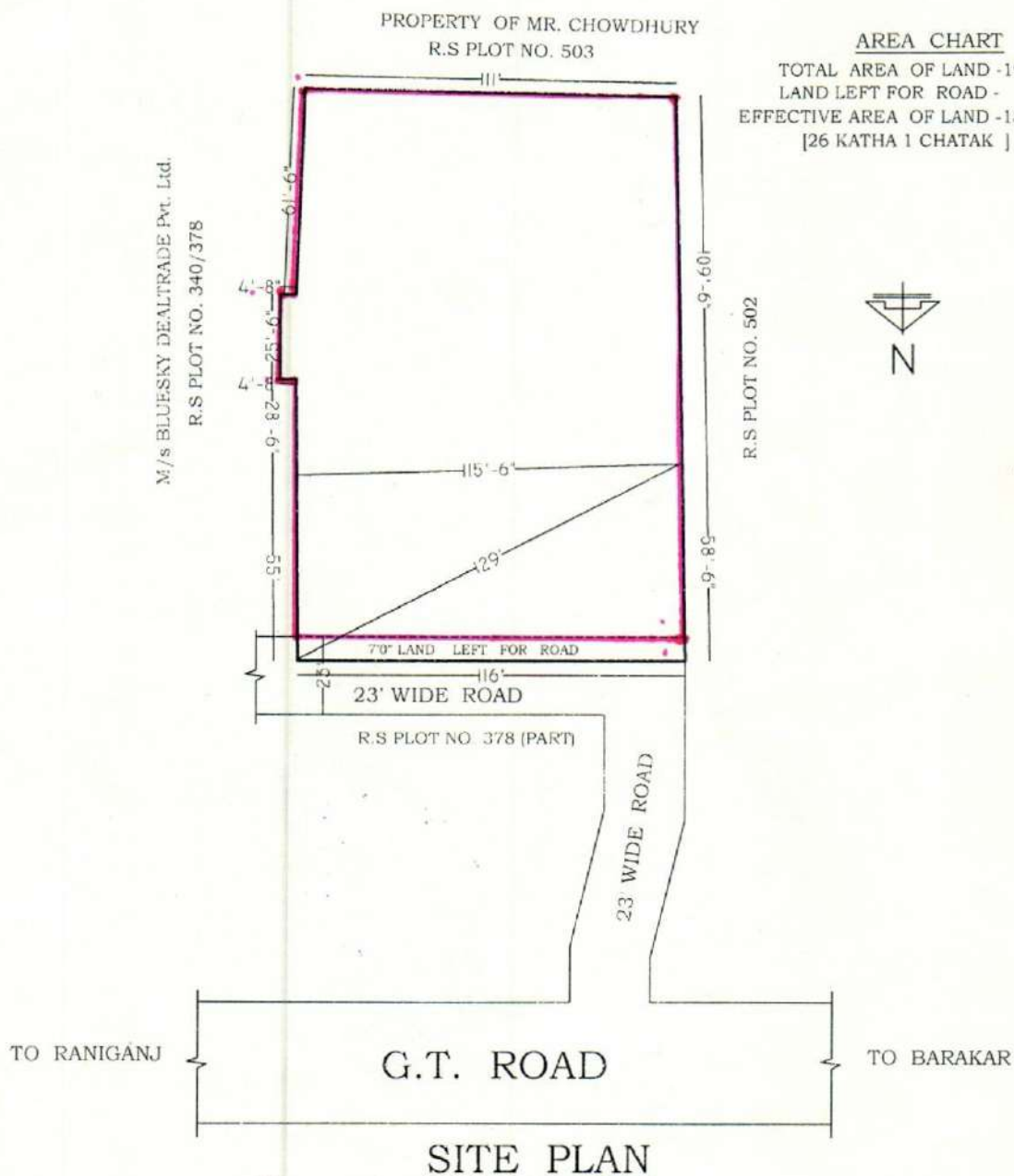
E. No. F-506/99



THE SKETCH PLAN SHOWING THE LAND ON R. S. & L.R. PLOT NO - 340/378,  
 L. R. KH. NO - 619, R.S. KH. NO - 201 & 202, MOUZA -KUMARPUR , J. L. NO-19,  
 WARD NO-1(OLD), 53 (NEW), P. S.- ASANSOL , AT- G.T. ROAD UNDER ASANSOL  
 MUNICIPAL CORPORATION .

PURCHASED BY SHREE BRIJBIHARI REALTORS LLP.

NOTE - SHOWN IN RED COLOUR - 



SITE PLAN

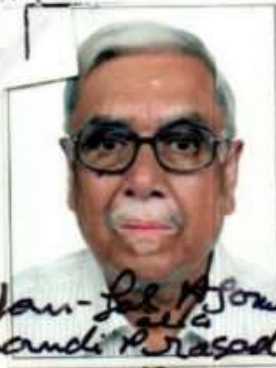
*Natan Lal Agarwalla*  
 alias  
*Champli Prasad*  
*Agarwalla*

Rajendra Prasad Agarwalla Alias  
 Sawala Prasad Agarwalla

*Suranjana Dhar*  
 SURANJANA DHAR  
 B.E. (CIVIL), M.I.E  
 CHATERED ENGINEER (I)

L.B.S. NO. 22/16-17

DRAWN BY



Ratan-Lal Agarwala  
Chandi Prasad  
A. Sawala

|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Ratan-Lal Agarwala. alias Chandi Prasad Agarwala



Rajendra Prasad Agarwala  
Alias  
Sawala Prasad Agarwala

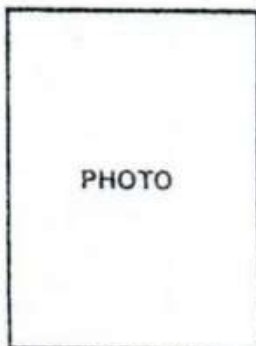
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|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Rajendra Prasad Agarwala Alias Sawala Prasad Agarwala



PHOTO

|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |



PHOTO

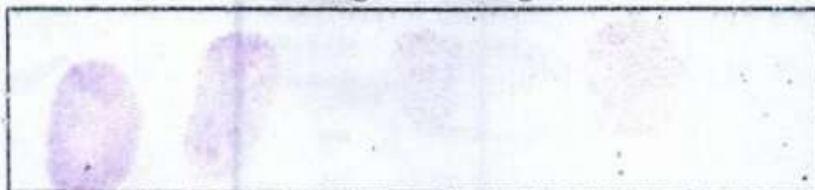
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
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| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |



Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

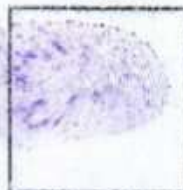


Finger Print attested by me : *Debarshi Chak*

Thumb

Littlefinger to forefinger

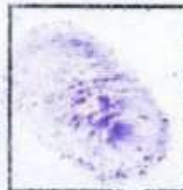
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

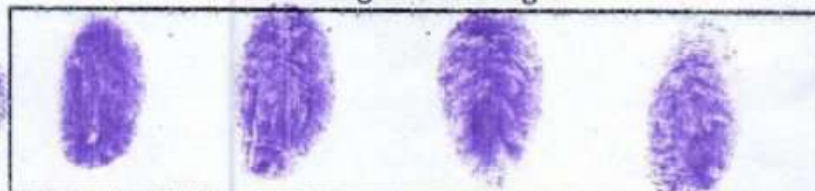


Finger Print attested by me : *Sanyal*

Thumb

Littlefinger to forefinger

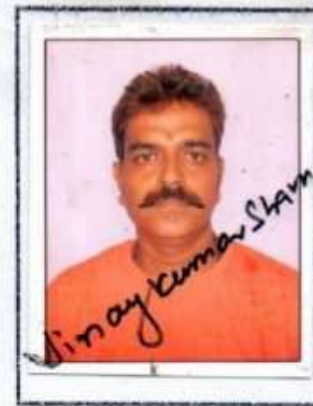
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me : *Vinay Kumar Sharma*

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me : *Dhanesh Sharma*

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-002153149 2

GRN Date: 03/09/2016 11:05:47

BRN: 1008299941

Payment Mode Counter Payment

Bank: ICICI Bank

BRN Date: 03/09/2016 17:34:53

DEPOSITOR'S DETAILS

Id No. : 02050001229695/1/2016  
[Query No./Query Year]

Name : PARTHA PRATIM DUTTA

Contact No. : Mobile No. : +91 9434389842

E-mail :  
Address : SUBHASPALLY BURNPUR

Applicant Name : Mr Pallab Roy Chowdhury

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 02050001229695/1/2016 | Property Registration- Stamp duty        | 0030 02-103-003-02 | 2453900    |
| 2       | 02050001229695/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 386393     |

In Words : Rupees Twenty Eight Lakh Forty Thousand Two Hundred Ninety Three only

Total

2840293





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

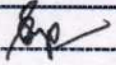
OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02050001229695/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant   | Category | Photo   | Finger Print   | Signature with date   |
|--------|---|----------|---|--|---|
| 1      | Shri RATAN LAL AGARWALA Alias Shri CHANDI PRASAD AGARWALLA 152,B K Paul Avenue, Kolkata, P.O:- Ahritola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005                                  | Seller   |    | 1968<br>   | Ratanlal<br>Agarwala<br>alias<br>chandi<br>Prasad<br>Agarwala<br>C/9/16                 |
| 2      | Shri RAJENDRA PRASAD AGARWALLA Alias Shri JAWALA PRASAD AGARWALLA Shristinagar, triveni, block -A, Flat No C And D, 8th, P.O:- R K Mission, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 | Seller   |  | 1969<br> | Rajendra<br>Prasad<br>Agarwalla<br>alias<br>Jawala<br>Prasad<br>Agarwalla<br>06-09-2016 |

| Sl No. | Name and Address of identifier   | Identifier of  | Signature with date            |
|--------|--|--|--------------------------------|
| 1      | Mr SANDEEP AGARWALA<br>Son of Mr RATAN LAL AGARWALA<br>152 B K PAUL AVENUE KOLKATA,<br>P.O:- AHRITOLA, P.S:- Jorabagan,<br>Kolkata, District:-Kolkata, West<br>Bengal, India, PIN - 700005 | Shri RATAN LAL AGARWALA, Shri<br>RAJENDRA PRASAD AGARWALLA | Sandeep Agarwala<br>06/09/2016 |

  
(Saurav Roychowdhury)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ASANSOL  
Burdwan, West Bengal



## Major Information of the Deed

|   |  |                                     |                     |
|---|--|-------------------------------------|---------------------|
| Deed No :                               | I-0205-07313/2016  | Date of Registration                | 9/7/2016 1:07:55 PM |
| Query No / Year                         | 0205-0001229695/2016   | Office where deed is registered     |                     |
| Query Date                              | 01/09/2016 8:28:01 PM  | A.D.S.R. ASANSOL, District: Burdwan |                     |
| Applicant Name, Address & Other Details | Pallab Roy Chowdhury<br>Asansol Court, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, Mobile No. : 9434198623, Status :Advocate |                                     |                     |
| Transaction                             | Additional Transaction   |                                     |                     |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 1]  |                                     |                     |
| Set Forth value                         | Market Value   |                                     |                     |
| Rs. 3,51,27,000/-                       | Rs. 3,51,27,000/-  |                                     |                     |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                     |                     |
| Rs. 24,58,900/- (Article:23)            | Rs. 3,86,393/- (Article:A(1), E)   |                                     |                     |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                                     |                     |

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: G. T. Road Kumarpur, Road Zone : (Off Road -- Off Road) , Mouza: Kumarpur

| Sch No               | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|----------------------|-------------|----------------|---------------|---------|-------------------|-------------------------|-----------------------|---|
| L1                   | RS-340/378  | RS-201         | Bastu         | Bastu   | 26 Katha 1 Chatak | 3,31,27,000/-           | 3,31,27,000/-         | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |             |                |               |         | <b>43.0031Dec</b> | <b>331,27,000 /-</b>    | <b>331,27,000 /-</b>  |   |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details                                  |
|---|-------------------|-------------------|-------------------------|-----------------------|--|
| S1  | On Land L1        | 1000 Sq Ft.       | 20,00,000/-             | 20,00,000/-           | Structure Type: Structure Tenant is Purchaser, |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |  |
| <b>Total :</b>  |                   | <b>1000 sq ft</b> | <b>20,00,000 /-</b>     | <b>20,00,000 /-</b>   |  |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Shri RATAN LAL AGARWALA, (Alias: Shri CHANDI PRASAD AGARWALLA)</b><br>Son of Late BANWARILAL AGARWALLA 152, B K Paul Avenue, Kolkata, P.O:- Ahritol, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADAPA1601J, Status :Individual, Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Pvt. Residence |



2 **Shri RAJENDRA PRASAD AGARWALLA, (Alias: Shri JAWALA PRASAD AGARWALLA)**  
 Son of Late BANWARILAL AGARWALLA Shristinagar, triveni, block -A, Flat No C And D, 8th, P.O:- R K Mission,  
 P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India, PAN No. ACFPA7835A, Status :Confirming Party, Executed by: Self, Date  
 of Execution: 06/09/2016  
 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Pvt. Residence

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>SHREE BRIJ BIHARI REALTORS LLP</b><br>Subhaspally Main Road, near Burnpur Bus Stand Burnp, P.O:- BURNPUR, P.S:- Hirapur, Asansol, District:-<br>Burdwan, West Bengal, India, PIN - 713325 PAN No. ADBFS8964K, Status :Organization |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Shri DHANESH SHARMA</b><br>Son of Shri RAJENDRA PRASAD SHARMA Rangamatia East, P.O:- Rupnarayanpur, P.S:- Salanpur,<br>District:-Burdwan, West Bengal, India, PIN - 713364, Sex: Male, By Caste: Hindu, Occupation:<br>Business, Citizen of: India, Status : Representative, Representative of : SHREE BRIJ BIHARI<br>REALTORS LLP (as Partner)          |
| 2     | <b>Shri VINAY KUMAR SHARMA</b><br>Son of Shri RAM CHANDRA SHARMA Silicate Factory Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ),<br>Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation:<br>Business, Citizen of: India, Status : Representative, Representative of : SHREE BRIJ BIHARI<br>REALTORS LLP |
| 3     | <b>Shri DEBARSHI DUTTA</b><br>Son of Late NITYANANDA DUTTA Subhaspally Burnpur, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-<br>Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen<br>of: India, Status : Representative, Representative of : SHREE BRIJ BIHARI REALTORS LLP                         |
| 4     | <b>Shri PARTHA PRATIM DUTTA</b><br>Son of Late NITYANANDA DUTTA Subhaspally Burnpur, P.O:- BURNPUR, P.S:- Hirapur, Asansol,<br>District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation:<br>Business, Citizen of: India, Status : Representative, Representative of : SHREE BRIJ BIHARI REALTO                           |

**Identifier Details :**

| Name & address  |  |
|---|--|
| Mr SANDEEP AGARWALA<br>Son of Mr RATAN LAL AGARWALA<br>152 B K PAUL AVENUE KOLKATA, P.O:- AHRITOLA, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India,<br>PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri RATAN LAL<br>AGARWALA, Shri RAJENDRA PRASAD AGARWALLA |  |
|   |  |



| Transfer of property for L1 |                         |  |
|-----------------------------|-------------------------|--|
| Sl.No                       | From                    | To. with area (Name-Area)                  |
| 1                           | Shri RATAN LAL AGARWALA | SHREE BRIJ BIHARI REALTORS LLP-43.0031 Dec |
| Transfer of property for S1 |                         |  |
| Sl.No                       | From                    | To. with area (Name-Area)                  |
| 1                           | Shri RATAN LAL AGARWALA | SHREE BRIJ BIHARI REALTORS LLP-1000 Sq Ft  |

**Endorsement For Deed Number : I - 020507313 / 2016**

**On 06-09-2016**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:45 hrs on 06-09-2016, at the Private residence by Shri RATAN LAL AGARWALA Alias Shri CHANDI PRASAD AGARWALLA, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,51,27,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 06/09/2016 by 1. Shri RATAN LAL AGARWALA, Alias Shri CHANDI PRASAD AGARWALLA, Son of Late BANWARILAL AGARWALLA, 152, B K Paul Avenue, Kolkata, P.O: Ahritola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business, 2. Shri RAJENDRA PRASAD AGARWALLA, Alias Shri JAWALA PRASAD AGARWALLA, Son of Late BANWARILAL AGARWALLA, Shristinagar, triveni, block -A, Flat No C And D, 8th, P.O: R K Mission, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business

Indetified by Mr SANDEEP AGARWALA, Son of Mr RATAN LAL AGARWALA, 152 B K PAUL AVENUE KOLKATA, P.O: AHRITOLA, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, By caste Hindu, By Profession Others

*Saurav Roychowdhury*

**Saurav Roychowdhury  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal**

**On 07-09-2016**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,86,393/- ( A(1) = Rs 3,86,386/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,86,393/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2016 5:34PM with Govt. Ref. No: 192016170021531492 on 03-09-2016, Amount Rs: 3,86,393/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1008299941 on 03-09-2016, Head of Account 0030-03-104-001-16



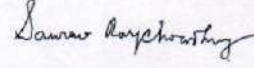
## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,58,900/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 24,53,900/-

### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 74, Amount: Rs.5,000/-, Date of Purchase: 01/09/2016, Vendor name: P K Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/09/2016 5:34PM with Govt. Ref. No: 192016170021531492 on 03-09-2016, Amount Rs: 24,53,900/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 1008299941 on 03-09-2016, Head of Account 0030-02-103-003-02



**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 144230 to 144253

being No 020507313 for the year 2016.



*Saurav Roychowdhury*

Digitally signed by SAURAV  
ROYCHOWDHURY  
Date: 2016.09.09 15:10:13 +05:30  
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 09-09-2016 15:10:12  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)